

HARROW

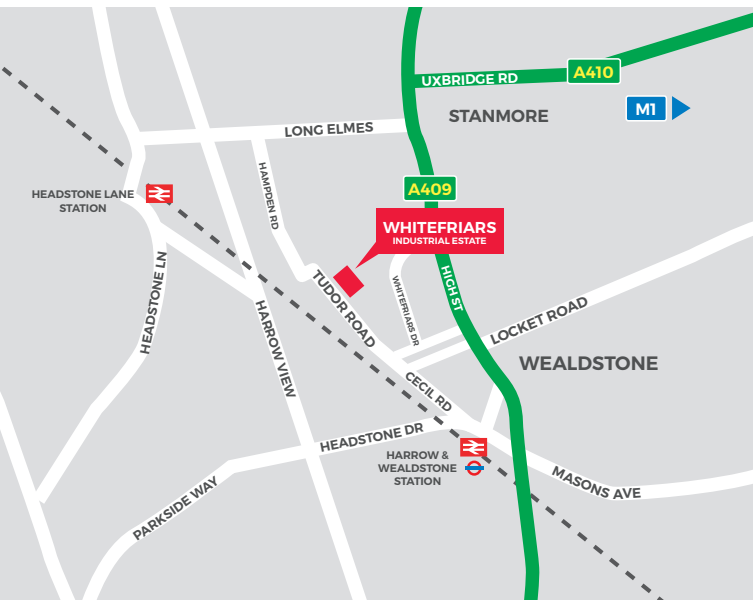
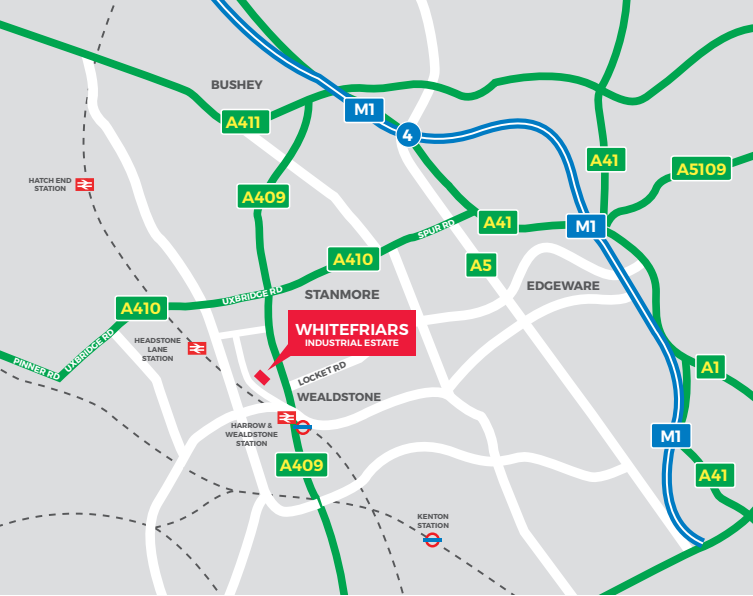
TO LET
6,103 to 12,237 ft² (566.9 to 1136.7 m²)



www.ipif.com/whitefriars

IPIF
TRADE

WHITEFRIARS INDUSTRIAL ESTATE
TUDOR ROAD, HARROW, HA3 5QB



LOCATION

Whitefriars Industrial Estate is located off Tudor Road, North Harrow, within 5 minutes distance from Harrow & Wealdstone Station and local shops. The A40 is within 3 miles and Junctions 1 and 4 of the M1 are within 7 miles. Harold & Wealdstone station provides a fast (14 minutes) connection to London Euston. The location of the estate has attracted a range of trade counter operators, such as PTS and Plumbase, and other nearby occupiers include Howdens.

DESCRIPTION

The properties comprise light industrial/warehouse units of steel portal frame construction with first floor offices to the front (approximately 475 sq ft/44 sq m per unit).

SPECIFICATION

- Individual Loading Bays
- 6.7 eaves
- Full height loading door
- 8 car parking spaces with each unit
- 3 phase power

LEASE TERMS

The premises are available separately or combined on new Full Repairing and Insuring Leases for a term to be agreed.

BUSINESS RATES

Available upon request.

SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.



VAT

All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.

ENERGY PERFORMANCE RATING

EPC's are available on request.

VIEWING Strictly by prior arrangement with the agent.

Misrepresentation Act: The particulars in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded. August 2018.

On behalf of the Landlord

**IPIF
TRADE**
0800 804 8600 ipif.com

Aaron Burns
aaron.burns@ipif.co.uk

**Colliers
INTERNATIONAL**
020 7344 6730
www.colliers.com/uk/industrial

Simon Quine - 07771 541520
simon.quine@colliers.com
William Bellman - 07811 553904
william.bellman@colliers.com

Stimpsons
02089059292
www.stimpsons.co.uk

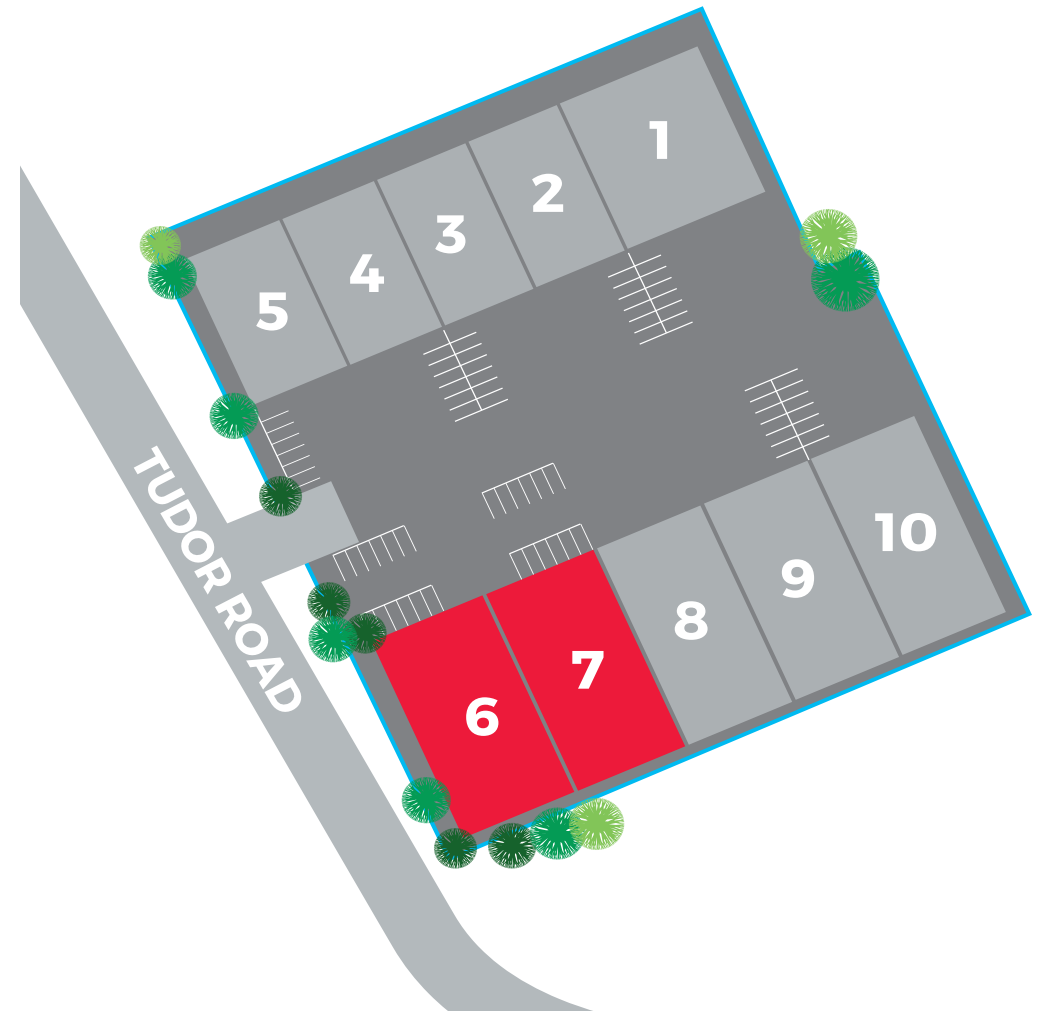
Philip Cook - 01923 604026
pbc@stimpsons.co.uk
Paul Felton - 01923 604024
pmf@stimpsons.co.uk

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HARROW, HA3 5QB

AVAILABILITY SCHEDULE

UNIT	OCCUPIER	M ²	FT ²
1	HARROW COLLEGE	N/A	N/A
2	PLUMBASE	N/A	N/A
3	NAGLE FLOORING	N/A	N/A
4	MBS WHOLESALE	N/A	N/A
5	HARROW COLLEGE	N/A	N/A
6	TO LET	569.8	6,134
7	TO LET	566.9	6,103
8	GRANT & STONE	N/A	N/A
9	WILLIAMS AND CO	N/A	N/A
10	THE CAT PROTECTION	N/A	N/A



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DESCRIPTION

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SPECIFICATION

- Individual Loading Bays
- 6.7 eaves
- Full height loading door
- 6 car parking spaces with each unit
- 3 phase power

ACCOMMODATION

Available accommodation comprises of the following gross external areas:

UNIT 6	M ²	FT ²	EPC
Ground floor area	508.3	5,472	
First floor Offices	52.3	563	
Loading bay	9.2	99	D - 81
Total	569.8	6,134	
UNIT 7	M ²	FT ²	EPC
Warehouse	507.2	5,460	
Offices	50.54	544	
Loading bay	9.2	99	D - 80
Total	566.9	6,103	
Combined Total	1,136.7	12,237	

Units can be combined.

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